

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
November 6, 2012
7:01 pm

Secretary John Lusti called the meeting of the Board of Directors to order at 7:01PM on November 6, 2012. The Meeting was held at the offices of Associated Professional Services: located at 7007 Mission Gorge Road in San Diego. Board members present included: Ken Klayman, Treasurer, Wes Hinkle, LJ Joyner, Susan Crisafulli, Dennis Collins, and Steve Neu. A quorum was established. Amber Myers of Associated Professional Services was also in attendance.

Absent: Alfredo Valverde, Wayne Breise, Don Benke, David Wiles

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from October 2, 2012 meeting as written. M/M/S/P (Clarke/Klayman) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. CACC report- Jose Reynoso reported on the CACC meeting last month. There was a vote and 12/16 voted that adding a 2-way bike lane to the north side of Montezuma was a #1 priority. EMAC approved using the \$1-per-ticket fund to help subsidize the money from SANDAG for bike lanes. Jose is requesting support at the next meeting of CACC Wednesday November 14th to show support that the \$1-per-ticket fund be used for those most effected by the events at the arena instead of subsidizing the support at other events, (such as graduations and cheer camps, etc). Jose also reported Cynthiana and Tim are coordinating the next Montezuma Clean-up.
- B. Treasurer's Report: Ken Klayman Presented the 2013 Reserve Study draft from Sonnenberg. Once approved by the Board it will be finalized. The Reserve Study suggested that the community is well funded and if they include a 3% increase on assessments they would be on track to be overfunded. Ken noted that the Reserve Study includes the playground installation, as well as including the resurfacing of the roads in 2013. Based on the Reserve Study, there are three proposed funding options. Option 1 reflects a 2013 annual funding of \$61,231, Option 2 reflects a 2013 funding of \$54,603 (a 3% increase from 2012) and option 3, is the recommend level by Sonnenberg of \$53,013 with no increase from current 2012 funding levels M/M/S/P (Klayman/Hinkle) Ken Klayman called for a motion to approve the Reserve Study as presented, motion was approved unanimously. M/M/S/P (Klayman/Clarke) Ken Klayman called for a motion to approve the payment of \$450 to Sonnenberg for the Reserve Study update, motion was approved unanimously. Ken presented a revised budget for 2013. With the change in funding to the recommended level of \$53,013 by the reserve study, Ken noted the budget is .82% less than the 2012 budget. M/M/S/P (Hinkle/Collins) Wesley Hinkle called for a motion to pass the revised budget for 2013 at the funding level recommended by the Sonnenberg Reserve Study, motion was approved unanimously.
- C. City Of San Diego Marti Emerald's Office: No report
- D. Property Mangers Report: No Report
- E. Community Park: John Lusti reported on behalf of Wayne Breise that the damage to the sundial and sculpture has been noted. There are planned replacements for both. The magnolia tree that died has been replaced.
- F. Gate Operations- Dennis Collins reported the attendants hours at the gate are as follows: Mary Lou Montgomery, Monday through Friday from 6:30am to 2:30. John Oscar Villa, Monday- Saturday 2:30pm – 8:30pm and Georgui Vesselinov, Saturday from 6:30am to 2:30pm and Sunday from 9:00am to 5pm. LJ Joyner reported that Monday, November 12, the entry side of the gate will be shut down until Friday for resurfacing. Two weeks following on Monday, November 26th, the exit gate will then be shut down until Friday, November 30th. Please note the gate will remain locked and closed the entire week while being resurfaced. Dennis also reported after recent request for 7 clickers for one property the Board may want to consider a policy limiting the number of clickers per household for security reasons. A vote can be taken once the item is on the agenda.
- G. Landscaping Report – John Lusti reported on behalf of Don Benke that the dead tree removal project on Yerba Santa entrance is about two weeks away but the date has not yet been set.
- H. Streets – No report

- I. Social- John Lusti reported on behalf of Michele Joyce, the date for the Alvarado Estates Picnic has been finalized and changed to November 11th at 2pm.
- J. Web Publisher: No report
- K. Architectural Report – The committee presented concerns that clear guidelines need to be established for the community regarding standards for maintenance, landscape, and architectural changes for the community. The architectural committee will submit a draft of guidelines to the Board for review and comment.

III. New Business - None reported

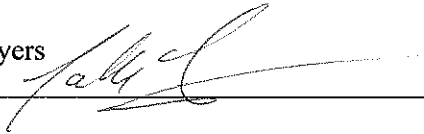
IV. Public Comment – None

V. Adjournment

A. M/M/S/P (Lusti/Crisafulli) John Lusti called for the meeting adjournment at 9:09 pm.

Submitted by: Amber Myers

Approved by: _____



(Secretary)